

**DEPARTMENT OF  
COMMUNITY SERVICES**

March 1, 2017

Alter & Pearson, LLC  
Robin Messier Pearson  
701 Hebron Avenue  
P.O. Box 1530  
Glastonbury, CT 06033

**Subject: 660 Mountain Road – Gledhill Estates, LLC  
Special Use Permit Application #1299;  
IWW Map Amendment #1060; and IWW Regulated Activity #1061**

Dear Attorney Pearson:

The Planning Division received the above-referenced applications, submitted by Gledhill Estates, LLC on January 20, 2017 and formally received by the Town Plan and Zoning Commission, also acting as the Inland Wetlands and Watercourses Agency, on February 7, 2017. The following submitted correspondence and plans were reviewed and evaluated for conformance with the current West Hartford Zoning Ordinance and Inland Wetlands and Watercourses Regulations:

- *Report on Outreach Efforts*, by Gledhill Estates, LLC, dated January 20, 2017;
- *Engineering Report, For the Proposed Gledhill Estates*, prepared by Solli Engineering, dated 1/20/17;
- *Traffic Impact Assessment, 660 Mountain Road, West Hartford, Connecticut* prepared by Solli Engineering, dated 1/19/17;
- Plan set titled *Proposed Gledhill Estates – 660 Mountain Road, West Hartford, Connecticut* prepared by Solli Engineering, 15 Sheets;
- Untitled Architectural Plans, various dates;
- *Wetland Amendment Map*, prepared by Michael Klein, Professional Soil Scientist and Solli Engineering, dated 1/20/17; and
- Wetlands Report, prepared by Michael Klein, Professional Soil Scientist, dated 1/23/17.

Based on a review of the information noted above, I offer the following 19 comments for consideration. Please note that the comments are generally divided as follows: SUP #1-17, and IWWMA & IWWRA 18 & 19:



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1. The plan shall demonstrate compliance with Section 177-13 Open Space Development and Section 177-14 Bulk regulations for open space developments. More specifically the following items should be addressed or clarified:
  - a. Please include the appropriate legal instruments to ensure that areas shown as open space on the plans are permanently maintained as such, consistent with Section 177-13B (4) & (5).
  - b. Please update the Zoning Compliance Table to also include the information required under 177-14A & B, as applicable.
  - c. Compliance with Section 177-14B(4) has not been demonstrated. Please update the plans for units 11-14 accordingly.
  - d. More clearly depict and label the proposed open space areas on all sheets.
2. The plan shall demonstrate compliance with Section 177-15 Miscellaneous open space regulations. More specifically the following items should be addressed or clarified:
  - a. Please provide a more detailed breakout of the open space calculations that corresponds to an appropriately labeled map. Included in the calculation shall be all areas as described in Section 177-15A.
3. Please provided provide a statement confirming that all proposed infrastructure (roads and stormwater facilities) and trash management shall be private. The "Site Maintenance Plan" on Sheet 2.11 reads as if all nonpublic service but does not explicitly say so.
4. The information provided in the "Site Maintenance Plan" on Sheet 2.11 for *Trash Pickup* and *Snow Removal*, seems more appropriate for a commercial property. This language should be amended to reflect residential needs and applicability.
5. Please provide information and details about the existing pedestrian "bridges" over the watercourse. Such information shall include structural evaluations and all information required to determine compliance with Section 177-8.
6. Please provide a detail for the proposed 'modular block" wall.
7. Consistent with the Town's Complete Streets Policy, Planning Staff supports comment #8 in the Engineering Division's review memo. In addition, the applicant should clarify why an internal sidewalk system was not proposed for the development.
8. The site plan shall demonstrate compliance with Section 177-27 Drainage water. More specifically, the review comments provided by the Engineering Division in their 2/14/17 memorandum shall be addressed.
9. The plan shall demonstrate compliance with Section 177-33 Signage. More specifically the following items should be addressed or clarified:

- a. Please provide a detail for the proposed "Gledhill Estates" sign, including the proposed illumination.
  - b. Please provide a detail for the "relocated windmill"? Is this part of the proposed signage?
10. The site plan shall demonstrate compliance with Section 177-34 Screening and Landscaping. More specifically the following items should be addressed or clarified:
  - a. Please a more detailed plan, perhaps on sheet 2.32, that more clearly depicts all existing trees to be preserved and all existing trees to be removed.
11. The plan shall demonstrate compliance with Article VIII Soil Erosion, Sediment Control and Stormwater Runoff. More specifically the following items should be addressed or clarified:
  - a. S&E Control Note 3, Sheet 2.41 shall be updated to ensure the inspection and maintenance program shall be established proved reports to the Town once per week or within 24 hours of the end of a storm with a rainfall amount of 0.1 inches or greater.
12. What is the purpose for the extensive fill area around all of the home sites and proposed roadways? Where is this fill coming from and what is the exact quantity being proposed?
13. Given the findings from the limited boring information contained within the Geotechnical Engineering report, why are basements being included on the plans?
14. Please explain and quantify the amount of excavation required for the activity described on page three of the Geotechnical Engineering report around Boring 3. Given the results of the limited borings, why were additional borings around other home sites not performed?
15. The plan contemplates a Lot Line Revision between 652 Mountain Road and 660 Mountain Road splitting approximately 22,653 s.f. of land (more or less) and shifting it from the 652 to the 660 Mountain Road parcel. Staff notes that a separate Lot Line Revision application was submitted under its own cover and is being reviewed concurrently with these applications under the specified administrative process outlined in 177-42B.
16. Confirmation on compliance with 177-8 Special Flood Hazard Area from the Director of Community Services is required. Staff notes that the application for development in the Special Flood Hazard Area was submitted under a separate cover letter and is being reviewed concurrently with these applications.
17. Additional architectural information is required, more specifically the following items should be addressed:

- a. Architectural floor plans and elevations for building #8 and 11-12 are not included in the application materials, please submit this information.
  - b. Notwithstanding the question above, are proposed home designs limited to the few floor plans submitted with the application?
  - c. Please include a scale bar on each of the architectural sheets.
  - d. Please include a building height call out for each of the proposed designs.
  - e. Please include a material call out sheet for each of the proposed designs.
  - f. Were color renderings for the developed completed?
  - g. Will homes have at grade patios or decks?
  - h. No mechanical information was provided with the architectural plans. Please provide information on the type and location of proposed HVAC equipment on both the site and architectural plans.
18. To facilitate the IWW Map Amendment review, the following items should be addressed or clarified:
- a. More clearly depict and label the proposed wetlands boundary on all sheets. On sheet 1.31 more clearly depict and label the existing wetlands boundary.
  - b. More clearly depict and label the proposed 150' upland review area boundary on all sheets. On sheet 1.31 more clearly depict and label the existing 150' upland review area boundary.
  - c. More clearly depict and label the existing ponds and watercourse on all sheets, including sheet 1.31
  - d. More clearly depict and label the FEMA Special Flood Hazard Area Zone AE on all sheets.
  - e. A colorized version of sheet 1.31 may be best suited to graphically depict the above requested items.
  - f. Please provide a chart on sheet 1.31 that summarizes the total square footage/acreage of the following:
    - a. Existing and proposed wetlands area in s.f.
    - b. Existing and proposed pond and watercourse areas in s.f.
    - c. Existing and proposed 150' upland review area in s.f.
  - g. Professional certification signature block and delineation statement from the Soil Scientist was not signed on sheet 1.31.
  - h. Reference to the names and addresses of all abutting property owners shall be provided on the plan.
19. To facilitate the IWW Regulated Activity review, the following items should be addressed or clarified:
- a. Please provide photograph images to better describe the existing Mitigation Areas as presented in the Wetlands Report and on the plans.
  - b. Since activity is proposed within and proximate to regulated wetlands and watercourses, the Wetlands Report should also include a discussion about what, if any, Feasible and Prudent Alternatives, were considered in the process of developing the submitted plans.
  - c. The Wetlands Report lists the primary functions and values of wetlands on the subject property as "flood storage and conveyance". A wetlands enhancement strategy was developed to increase the flood storage capacity by approximately 2000 cubic yards. This strategy involves some

direct disturbance of wetlands soils in order to achieve the increased flood storage capacity. Were other wetlands enhancement strategies considered to improve the wetlands values and functions of the subject parcel that would involve less direct disturbance to wetland areas?

All of the above-listed comments should be addressed by way of a modified plan set submission no later than Wednesday, March 13<sup>th</sup>.

If you have any questions on the above noted items please contact me at 860.561.7556.

Best Regards,



Todd Dumais  
Town Planner

C: Mark McGovern, Director of Community Development  
Duane Martin, Town Engineer  
Kimberly Boneham, Deputy Corporation Counsel  
Subject File

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